

**CERTIFICATE OF INSPECTION****VALID FOR ONE YEAR**

Address:	96 Woodrow Avenue	Date:	May 3 <sup>rd</sup> , 2016
Perm. Parcel No:	813-12-038	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	USROI Properties, LLC18	Maximum Occupancy:	6 persons
Agent:		Property:	Legal Conforming [X]
Phone:			Legal Non-Conforming []
			Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

**\*STRUCTURE MEETS MINIMUM CODE REQUIREMENTS\***

**NOTE: THIRD FLOOR IS NOT APPROVED FOR USE AS A BEDROOM/SLEEPING AREA AS IT DOES NOT MEET 2013 OHIO RESIDENTIAL CODE SECTION 310.1 AND BEDFORD CODIFIED ORDINANCE 1913.07.**

*This dwelling unit has been measured and determined to be approved for a maximum of SIX (6) occupants (total of both adults and children)*

**NOTICE:** THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

**NOTICE**

Violations identified as **HEALTH/SAFETY**, must be corrected/inspected **PRIOR** to occupancy. Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

PERMITS ARE REQUIRED FOR HVAC,  
PLUMBING, ELECTRICAL AND MAJOR  
CARPENTRY.

**CITY OF BEDFORD BUILDING DEPARTMENT****Inspector:**

Richard Hickman